

August 25, 2026
2260560

Mr. Sean Homyen, City Planner
City of Douglas
86 W. Center Street
Douglas, MI 49406

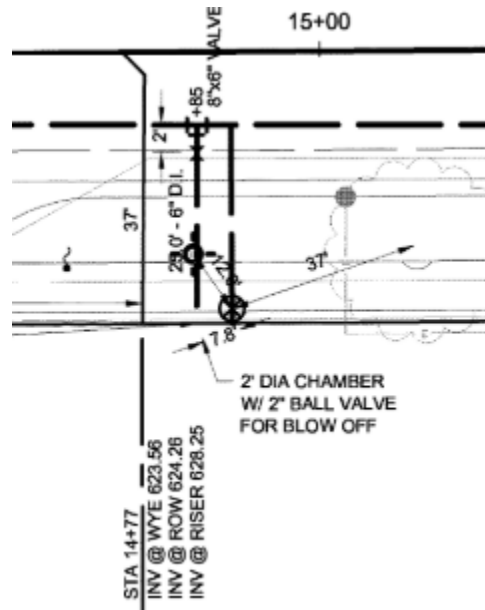
RE: Douglas Mixed Use (225 Center Street) – Douglas
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the **revised** drawings dated **Augusts 18, 2026** and received **August 25, 2026** for the above referenced project. Our comments regarding the project are as follows: (Our original review comments of July 7, 2026 are in black. *Comments related to the August 3, 2026 review are red italics. Comments related to the August 25, 2026 review are in blue italics.*)

1. The proposed development includes a two-story that includes retail shop, 2 business offices, and 9 1-bedroom and 4 2-bedroom apartments with associated parking and driveways on about 0.5-acre site.
2. The survey on V-101 indicates an existing ingress/egress easement; however, this does cover the east half of the access drive from the existing opening. Access through the driveway needs to be addressed. The City should be aware that some parking spaces will be lost for 229 Center Street with shared access to Center Street; this should be verified if this is an issue. We note that the parking provided is less than the parking required; the City will need to address this. It should also be noted that dumpster enclosure is also shown on the adjacent parcel. *No additional information has been provided on this. A proposed ingress/egress and drainage easement is shown on C-101; we suggest that the City have evidence from the adjoining property owner that they are willing to grant such easement. Please also note that the proposed easement does not allow the adjoining property owner to use the spaces to the east of the proposed easement as they are not included in the easement. The existing easement language should be reviewed to see if this parcel can use the spaces west of the proposed easement.*
3. Please label material of the water main, if known. The water main in Center Street is 8" Ductile Iron. *Addressed and shown on CD-101 and C-101.*
4. Records seem to indicate that there is an existing 1" copper water service. This is proposed to be removed and replaced with a 2" copper water service. There also

appears to be a 6" ductile iron line that can be used for a fire line; we are not sure why a new line is being proposed as shown on C-101. *The 6" fire line notes addresses using the installed line by the City on C-101. We are not sure why there are 2-2" water services shown; one with a blow off. The size of the existing service should be verified; if it is a 2", then it should be used. If it is a 1" then, the service needs to be removed back to the main.* **No additional information was provided for why 2-2" water services are needed.**



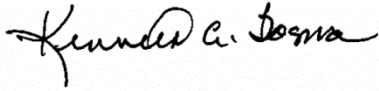
5. The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. We note that preliminary discussions may require a detention system with an outlet to the storm sewer rather than a retention system. If an outlet is needed, it may need to be constructed in the road or an easement is needed from the adjacent parcel. *The review process is ongoing; approvals have not yet been received from ACDC.*
6. Saugatuck Township Fire District must provide comments regarding fire protection and fire access for this site.
7. This project should be reviewed by KLSWA. KLSWA should verify if there is sufficient capacity in the sanitary sewer for this project. Oil and grease separators and monitoring manholes may be required as there are proposed commercial uses. If required, these need to be shown on the drawings. At minimum they must be shown on the drawings in the event these are needed in the future; they must be placed outside of the public right-of-way. **The oil and grease separator was not shown on the drawings. It can be labeled "future" if it will not be needed now, but it must be shown so if required in the future, it can be added.**
8. The developer is responsible for all review fees.
9. The developer is responsible for obtaining all permits required for this project.

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If you have any questions or comments regarding the above, please feel free to call me.

Sincerely,

Prein&Newhof

A handwritten signature in black ink, reading "Kenneth A. Bosma". The signature is written in a cursive style with a large, stylized 'K' and 'B'.

Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Robert Miller, KLSWA
Mr. Chris Bernhardt, STFD
Mr. Lucas Timmer, P&N